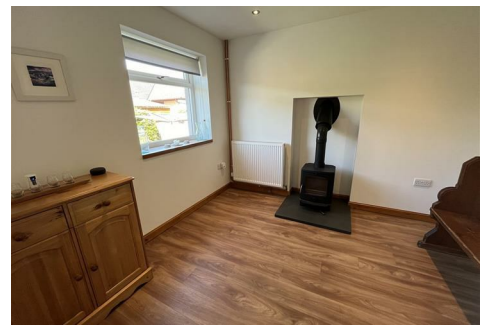




**Harper
Macleod LLP**
Estate Agents & Solicitors



19 Lodge View, Hopeman, IV30 5TS

Offers over £220,000

Modern three bedroom semi-detached house situated at the end of a quiet cul-de-sac in the sought after coastal village of Hopeman. The accommodation comprises entrance hallway, lounge, open plan dining kitchen & family room, three bedrooms and shower room. The property further benefits from double glazing, air source heating, garden and driveway.

Harper Macleod LLP, The Old Station Maisondieu Road, Elgin, Moray, IV30 1RH

Tel: 01343 555 150 Email: propertyshop.elgin@harpermacleod.co.uk <https://www.estateagencymoray.co.uk>

ENTRANCE HALLWAY

6'7" x 4'7" (2.01m x 1.40m)



UPVC and glazed door; window to front; ceiling light fitting; fitted carpet; staircase to first floor; door to lounge.

LOUNGE

17'8" x 11'3" (5.41m x 3.43m)



Window to front; ceiling light fitting; wood effect flooring; ceiling light fitting; built-in desk with display shelving; door to dining kitchen / family room.

DINING KITCHEN

17'8" x 8'2" (5.39m x 2.50m)



Window to rear; French doors lead out to the rear garden; two ceiling light fittings; wood effect flooring; modern fitted kitchen; built-in double electric oven; electric Induction hob; hood; Bosch free-standing fridge freezer; Zanussi washing machine; space for dining table and chairs; opening through to family room.

FAMILY ROOM

10'7" x 8'2" (3.23m x 2.50m)



Window to rear; inset ceiling spotlights; log burning stove; wood effect flooring.

STAIRCASE & LANDING

Two ceiling light fittings; hatch to loft space; built-in shelved storage cupboard.

SHOWER ROOM

8'5" x 5'6" (2.57m x 1.68m)



Velux window to rear; inset ceiling spotlights; extractor; walk-in shower cubicle with mains fed shower; wall mounted vanity sink; WC; tile effect flooring.

BEDROOM 2

11'10" x 9'9" (3.63m x 2.98m)



Window to front; ceiling light fitting; built-in double wardrobe; wood effect flooring.

BEDROOM 3 / STUDY

11'10" x 6'6" (3.63m x 1.99m)



Velux window to rear; ceiling light fitting; double built-in cupboard with shelving and housing the hot water tank; wood effect flooring.

BEDROOM 1

15'10" x 8'8" (4.83m x 2.65m)



Velux windows to front and rear; ceiling light fitting; wood effect flooring.

OUTSIDE



The front of the property is gravelled providing off-street parking. A gate to the side of the property leads to the rear garden. The fully enclosed rear garden is mainly laid to lawn with a paved Patio area; planted borders and raised beds; garden storage container; wooden log store.



STORE

The remaining garage area to the front provides storage space; up and over door; power and light; fixed shelving.

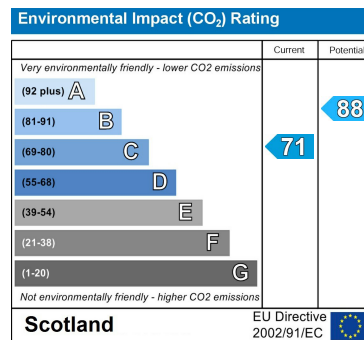
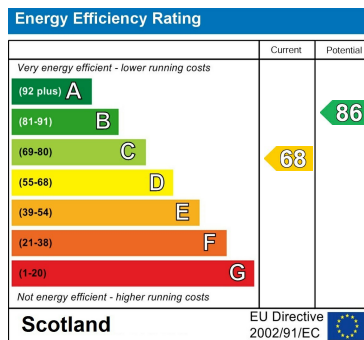
NOTES

Included in the asking price will be all carpets and fitted floor coverings, all light fittings and shades, all curtains and blinds (with the exception of the lounge), the double oven, induction hob, hood, free-standing fridge freezer and washing machine in the kitchen, the wardrobes in bedroom 1 and the storage container in the garden.

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Harper Macleod LLP, The Old Station Maisondieu Road, Elgin, Moray, IV30 1RH

Tel: 01343 555 150 **Email:** propertyshop.elgin@harpermacleod.co.uk <https://www.estateagencymoray.co.uk>